

# LANDMARKS and HISTORIC DISTRICTS BOARD

Meeting Minutes January 16, 2018

Town Council Conference Room, Second Floor

Southampton Town Hall, 116 Hampton Road, Southampton

**Board Members Present:** Ed Wesnofske, Stephanie Davis, Bill Heine, Janice Jay Young, Tim Ganetis, Sheila Comparetto, Susan Sherry Clark, Jeffrey Gibbons

**Absent:** Sarah Pleat Eilenberg

**Liaisons:** Janet Johnson; Administrative Support

**Guest:**

- Julie Burmeister – Guest representing Bridgehampton Community

## MEETING AGENDA

The Meeting was called to order at 7:08 pm.

The approval of the December 2017 minutes was adjourned to the next meeting.

## DEMOLITION APPLICATION PERMITS

**129 South Country Rd, Remsenburg/Speonk** – Pending

**138 Old Country Road, East Quogue** – Member Heine drafted and circulated a report. He made a site visit and explained that the garage was not in good condition and that the framing had been put together in sections. Member Heine explained there was substantial construction taking place on the main dwelling without necessary permits. The property is not mentioned in the Town's Historic Resources Survey. The LHDB reached consensus to not object to the proposed garage demolition but to recommend salvage and re-use of the framing members.

**89 Whites Lane, Tuckahoe** – Members Clark, Comparetto, Gibbons, and Wesnofske drafted and circulated a report. Members Comparetto and Gibbons made a site visit. Member Clark spoke of the history of the structure and Member Gibbons spoke of the building's condition. He described the overall condition of the house and noted the beams were rotting and the windows did not look original. Member Clark handed out carriage house zoning documents for the LHD Board to review. Member Clark suggested keeping the house and completing new construction on a separate area of property using the carriage house exemption. Member Wesnofske commented that the structure would need to be restored and landmarked. Member Comparetto inquired if maybe the structure could be moved to a different location and a response was that it would not be possible as there is a heavy fireplace in the center of the structure. The LHDB reached consensus to object to the proposed demolition and to recommend donating the structure to the community for relocation or re-use and donating the historic materials.

**112 Montauk Hwy, Westhampton** – Member Davis drafted and circulated a report. She spoke of the current property condition; there is no structure but the property is listed on the National Register of Historic Places and was formerly associated with the Jagger family. David Wilcox had previously circulated pictures of the structure and property as it looked in the past, as sourced from the past National Register submission. Member Davis confirmed that all that's left now is a slight ground depression in the former house location and a few bricks where an

outbuilding once stood. The LHDB reached a consensus to not object, to recommend re-use of the remaining bricks in proposed new construction or donate to an historic reconstruction, and to preserve any artifacts found on the property.

### **CONSTRUCTION PERMIT APPLICATIONS**

**163 Woodhull Ave, Riverside** – After initial review, the LHDB determined that this application does not warrant further review.

**9 Shawnee Street** – After initial review, the LHDB determined that this application does not warrant further review.

**27 East Tiana Road, Hampton Bays** – Member Pleat circulated an e-mail with her notes concerning the property. The garage has already been converted into a cottage and the application is to legalize completed work. There is no reference of this property in Hampton Bays historical documents and there was no documentation of a person of historical significance at this location. The garage has a CO of 1978 and the house has an AYB of 1945. The LHDB reached a consensus to not object to the completed construction.

**69 Marys Lane, North Sea** – Member Gibbons made a site visit and noted there was a Stop Work Order posted. He described the structure and noted that the proposed work looks more appropriate. The LHDB reached a consensus to not object to the construction.

**156 South Country Rd, Remsenburg/Speonk** - Member Davis and Heine drafted and circulated a report. Member Davis noted this property was targeted for landmarking but the owner never followed through and recently passed away. She described what was proposed, which includes demolition of the majority of the structure and retention of the front portion of house, which will be modified causing the structure to further lose historic integrity. There currently remain some elements from the original mid-1700s structure. This property is listed as potentially landmark eligible in the Town's Historic Resources Survey. The LHDB reached consensus to object to the proposed work and to recommend re-use on property, relocate or donate, or re-use of materials. The LHDB also encourages the applicant to apply for landmark designation and will provide a copy of the designation incentives to the applicant.

**CERTIFICATE OF APPROPRIATENESS** – None at this time.

**REFERRALS** – None at this time

### **PENDING LANDMARK APPLICATIONS**

**371 Montauk Hwy, Water Mill (White Fences Inn)** – A site visit has been scheduled for Thursday January 18, 2018.

### **OTHER MATTERS**

**Demolition and Construction List Update** – Member Clark drafted and circulated an updated list and reviewed it with the board. Member Wesnofske suggested to draft a memo to the Town Board regarding applications not getting referred to the LHDB. He also noted a meeting will be taking place with Mary Wilson regarding easements. The discussion will focus on landmarking to come first, followed by easement negotiation.

**ZBA/PB/ARB/CB Pending Applications** – ZBA-218 Cty Rd 39, Tuckahoe – variance for accessory building.

**Landmark Outreach** – Member Wesnofske asked Member Young to send out letters to the Flanders properties.

**Historic resources evaluation program discussion** – On hold.

**Landmark Maintenance Program** – Member Wesnofske explained the applications that were submitted. The LHDB discussed 84 Montauk Highway and noted that the application was not complete. The LHDB will direct the applicant to improve application for submittal next year. Member Wesnofske explained in detail the application for 576 Head of Pond Rd. Member Davis suggested a site visit to confirm work was completed. Member Davis motioned to approve the 576 Head of Pond Rd application for Landmarks Maintenance Award Program and not to exceed \$8,660.00. Member Comparetto seconded, all members present were in favor.

### **NEW BUSINESS**

Member Comparetto noted that Tupper Boathouse is getting a grant from Sebonac Park Fund for \$25,000.

Member Comparetto inquired about the HERS Rating for the North Sea School House as it relates to a Historic Landmark and the renewal of insurance for the structure. David Wilcox will advise when he returns to the office.

**Meeting Adjourned at 9:15 pm.**

**NEXT MEETING: February 20, 2018 at 7:00 pm.**